



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

July 20, 2017

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:

Suzanne Klapp, Vice Mayor, substituting for David N. Smith,
Councilmember/Chair
Paul Alessio, Planning Commissioner
Tammy Caputi, Development Member
Shakir Gushgari, Design Member
Mathew Mason, Development Member

ABSENT:

Joe Young, Vice Chair

STAFF:

Steve Venker
Joe Padilla
Brad Carr, AICP
Dan Symer, AICP
Bryan Cluff
Keith Niederer

CALL TO ORDER

Vice Mayor Klapp called the meeting of the Scottsdale Development Review Board to order at 1:02 P.M.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to July 20, 2017 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the July 6, 2017 Development Review Board Meeting Minutes
BOARD MEMBER CAPUTI MOVED TO APPROVE THE JULY 6, 2017 DEVELOPMENT REVIEW BOARD MEETING MINUTES SECONDED BY COMMISSIONER ALESSIO. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

CONSENT AGENDA

3. 59-DR-2016 Jaylynn Properties Addition

Request approval of the site plan, landscape plan, and building elevations for a new two-story office building with 8,426 square feet of building area on a 1.75-acre site.

BOARD MEMBER GUSHGARI MOVED TO APPROVE 59-DR-2016 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

4. 7-DR-2017 Asian Bistro

Request approval of the site plan, landscape plan, and building elevations for a new, two-story restaurant, in approximately 3,972 square feet of building area, with approximately 1,795 square feet of outdoor dining area, all on an approximately 0.11-acre site.

BOARD MEMBER GUSHGARI MOVED TO APPROVE 7-DR-2017 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

5. 8-DR-2017 Main Street Scottsdale LLLP, Townhomes & Condominiums

Request approval of the site plan, landscape plan, and building elevations for a new residential development including 41 condominiums in a four-story tall building, with, and nine three-story townhomes building on a 2.6-

acre site. The applicant is also requesting approval of exceptions to the setback and stepback standards, for patios, balconies, canopies, and building façade projections per Zoning Ordinance Section 5.3006.I.

BOARD MEMBER GUSHGARI MOVED TO APPROVE 8-DR-2017 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0) WITH AMENDED STIPULATIONS 2, 3, AND 6.

6. 18-DR-2017 2nd Street Hub

Request approval of the site plan, landscape plan, and building elevations for two, one-story commercial buildings, with approximately 10,694 square feet of building area, all on a 1.38-acre site.

BOARD MEMBER GUSHGARI MOVED TO APPROVE 18-DR-2017 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

7. 20-DR-2017 Scottsdale Fashion Square

Request approval of the site plan, landscape plan, and building elevations for redevelopment of a portion of an existing commercial building, to accommodate a new retail space with approximately 17,000 square feet of building area.

BOARD MEMBER GUSHGARI MOVED TO APPROVE 20-DR-2017 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0) WITH DELETED STIPULATIONS 2, AND 3.

8. 4-PP-2017 110th and Shea

Request approval of the preliminary plat for a new residential subdivision, comprised of nine lots and five tracts, and including the landscape plan, lighting plan, and perimeter walls and gates plan, all on a 3.1-acre site. 10915 & 10965 East Shea Boulevard

BOARD MEMBER GUSHGARI MOVED TO APPROVE 4-PP-2017 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

Rex Caldwell spoke in support of the project.

9. 6-PP-2017 Main Street Scottsdale LLLP, Townhomes & Condominiums

Request approval of the preliminary plat for a 10-lot residential subdivision on a +/- 2.6-acre site with Downtown, Downtown Multiple Use - Type 2,

Downtown Overlay (D/DMU-2 DO) zoning located at the southeast corner of 69th Street and Main Street and east of the northeast corner of 69th Street and 1st Street.

BOARD MEMBER GUSHGARI MOVED TO APPROVE 6-PP-2017 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

REGULAR AGENDA

10.50-DR-2015#2

Verizon PHO Stonegate

Request approval of a new Type 3 Wireless Communication Facility (WCF) to be co-located on a replacement street light pole within the public right-of-way with associated ground mounted equipment located behind the walls of the adjacent Scottsdale Ranch maintenance yard.

BOARD MEMBER GUSHGARI MOVED TO APPROVE 50-DR-2015#2 SECONDED BY BOARD MEMBER CAPUTI. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

John Wanat spoke in support of the project.

Lisa Parise, and Barbara Abbate spoke in opposition to the project with concerns pertaining to the size of the ground mounted equipment, decreasing property values, and possible humming noise.

ADJOURNMENT

With no further business to discuss, the regular session of the Development Review Board adjourned at 1:35 P.M.